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April 16, 2007

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

**Re: Revised Justification Letter – Craig Parr
Special Use Permit for Financial Institution; Variance
2008 E. Charleston Boulevard, Suite 2006
APN: 162-02-512-008**

To Whom It May Concern:

Please be advised that our office represents Craig Parr (the "Applicant") with respect to the above referenced land use application. This letter serves as justification for a financial institution generally located at the southeast corner of Charleston Boulevard and Crestwood Avenue (2008 E. Charleston Boulevard, Suite 2006), more particularly known as APN: 162-02-512-008 (the "Site"). The Applicant is requesting a special use permit to operate a financial institution.

The financial institution is relocating locations from its 721 E. Charleston Boulevard location to the 2008 E. Charleston location. The Applicant is relocating its business due to the expansion of the Lied Legal Center.

The Site's general plan is Commercial. The Site is currently zoned C-1. A financial institution is an appropriate use in a C-1 zoned district in conjunction with a special use permit.

The square of footage of the proposed financial institution will be less than the minimum 1600 square foot. The proposed financial institution will be placed in existing suite, which is less than 1600 square foot, and therefore the request to deviate from the minimum square footage requirement.

Also, generally, a financial institution use may not be located closer than 200 feet from a residential use and 1000 feet from another financial institution use. In this case, the proposed financial institution is located within 200 feet of residential and 1000 feet of another financial institution.

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However, a precedent has been set along this portion of Charleston Boulevard wherein financial institutions do not meet these separation requirements. For example, there are two financial institutions located east of Eastern Avenue and south of Charleston Boulevard. Not only are these two financial institutions within 1000 feet of each other, but these financial institutions are also within 200 feet of residential. Therefore, the Applicant's request to place a financial institution at this Site is reasonable and justifiable.

Thank you for your consideration of our request and should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", written over a horizontal line.

Anthony J. Celeste

AJC/dmf